

IN RE: PETITION FOR ADMIN. VARIANCE
SW/corner Jarrettsville Pike
and Allison Road
(15239 Jarrettsville Pike)
10th Election District
6th Councilmanic District

Scott D. Walker
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-79-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 15239 Jarrettsville Pike, located in the vicinity of the Little Gunpowder Falls near the Baltimore County/Harford County Line in Monkton. The Petition was filed by the owner of the property, Scott D. Walker. The Petitioner seeks relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of approximately 25 feet in lieu of the maximum permitted 15 feet for the proposed restoration of an existing barn. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that

ORDER RECEIVED FOR FILING

Date

By

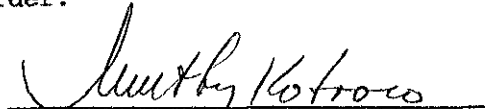
MICROFILMED

comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of September, 1996 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of approximately 25 feet in lieu of the maximum permitted 15 feet for the proposed restoration of an existing barn, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The barn shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 9/17/96
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 17, 1996

Mr. Scott D. Walker
15239 Jarrettsville Pike
Monkton, Maryland 21111

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/corner Jarrettsville Pike and Allison Road
(15239 Jarrettsville Pike)
10th Election District - 6th Councilmanic District
Scott D. Walker - Petitioner
Case No. 97-79-A

Dear Mr. Walker:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓
File

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Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 15239 JARRETTSVILLE DR
address
MONKTON MD 21111
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

ANTIQUE BARN IS TALLER
OCCUPIED STRUCTURE. My wife and I own
Sweet Air Nursery Inc. We are constructing a
120 year BARN to use as a flower implement
and flower drying storage area. There are existing
rooms surrounding my property. We are trying to
restore the barn to its original condition. The
barn is all chestnut wood it would be a shame to
cut up to compensate the beauty of the barn

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information

Scott D. Walker
(signature)
SCOTT D. WALKER
(type or print name)



Anne J. Walker
(signature)
ANNE J. WALKER
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of May, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

SCOTT D. & ANNE J. WALKER

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

5/7/96
date

George R. Walker
NOTARY PUBLIC

My Commission Expires: April 1, 1999

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Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

97-79-A

15239 JARRETSVILLE DR

which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.3 to allow
AN ACCESSORY structure A height of approximately
25' in lieu of the Maximum 15'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

RESTORATION OF BARN ^{TALLER} ~~larger~~ THAN
MAXIMIZED 15' DWELLING (SEE BACK)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

SCOTT D. Walker
(Type or Print Name)

Scott D Walker
Signature

15239 JARRETSVILLE DR
Address

MONKTON MD 21111
City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s).

SCOTT D. Walker
(Type or Print Name)

Scott D. Walker
Signature

ANNE J. WALKER
(Type or Print Name)

Anne J Walker
Signature

15239 JARRETSVILLE DR 683-6951
Address Phone No.

MONKTON MD 21111
City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY:

CAM DATE: 19 Aug 96

ESTIMATED POSTING DATE:

15 Sept 96

Printed with Soybean Ink
on Recycled Paper

ITEM #:

82

Property Description

97-77-A

Beginning at the intersection of the center line of Jarrettsville Pike with the center line of Allison Road, thence running along the center of Allison Road South 55 degrees 29 minutes 20 seconds East 237.01 feet and South 19 degrees 42 minutes East 91.06 feet thence running South 60 degrees 06 minutes 30 seconds West 405.07 feet, North 19 degrees 53 minutes 30 seconds West 200.00 feet, North 19 degrees 25 minutes 00 seconds East 98.70 feet and North 30 degrees 13 minutes 20 seconds West 38.44 feet to the center of Jarrettsville Pike thence along the center of Jarrettsville Pike North 59 degrees 46 minutes 40 seconds East 108.06 feet and North 60 degrees 07 minutes 30 seconds East 136.12 feet to the place of beginning.

Containing 2.542 acres of land, more or less. Also Known as 15239 Jarrettsville Pike and located in the 10th Election district, 6th Councilmatic district.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

97-79-A

District _____

Date of Posting 8/30/96

Posted for: Adm. Variance

Petitioner: Walker

Location of property: 15239 J. J. ... Pk

Location of Sign: Front Yard

Remarks: _____

Posted by Wages Plan

Date of return: _____

Number of Signs: 1

MICROFILMED



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____

 North
Vicinity Map
Scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
acreage square feet

SEWER: ☐ public ☐ private

WATER: ☐ YES ☐ NO

Chesapeake Bay Critical Area: ☐ YES ☐ NO

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

by: _____ Scale of Drawing: 1"= _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-79-A (Item 82)
15239 Jarrettsville Pike
W/S Allison and S/S Jarrettsville Pike
10th Election District - 6th Councilmanic
Legal Owner(s): Scott D. Walker and Anne J. Walker

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 1, 1996. The closing date (September 16, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Scott D. Walker

MICROFILMED

COIN OPERATED AMUSEMENT DEVICE APPLICATION
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS & LICENSES
COUNTY OFFICE BUILDING

FREE: \$150.00
each machine
per year.

per year.

APPLICATION DATE

887-3616

LICENSE YEAR

MAKE MONEY ORDER OR CHECK PAYABLE TO "BALTIMORE COUNTY, MARYLAND".

NAME OF BUSINESS

(Where devices will be operated)

BUSINESS LOCATION

NAME OF BUSINESS OWNER OR OPERATOR (please type or print)

(Where devices will be operated)

OWNER OF MACHINES (please type or print)

OWNER OF MACHINES, ADDRESS

ZIP CODE

NAME OF APPLICANT (please type or print)

Signature of Applicant

Applicant's Title

Telephone Number

[illegible]

ISSUANCE OF THIS LICENSE DOES NOT FREE THE LICENSEE FROM COMPLYING WITH THE GAMBLING LAWS AND ANY OTHER LAWS AND REGULATIONS

LAW AND ANY OTHER LAWS AND REGULATIONS

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(. # Serial numbers must be included; either the manufacturer's # or an owner assigned #.
```

ZONING APPROVAL:

DATE:

TYPE OF ZONING/ MAXIMUM # DEVICES:

Date Paid: _____ Cash Receipt # _____

Total Fee:

Date Issued:

Reference #	Data Entered
1	10/10/10
2	10/10/10
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100	10/10/10

Initials

P&L:ADL1/92



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 13, 1996

Mr. Scott D. Walker
15239 Jarrettsville Pike
Monkton, MD 21111

RE: Item No.: 82
Case No.: 97-79-A
Petitioner: Scott Walker

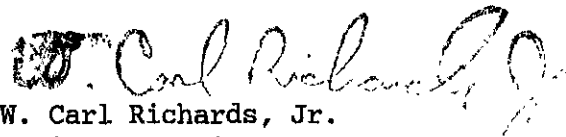
Dear Mr. Walker:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 8, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

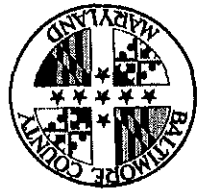
Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED





[Signature]
DIRECTOR

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

[Signature]
BUILDINGS ENGINEER

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 09/05/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 03, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 82, 83, 85, 86, 88, 90,
91 AND 93.

SEP 11 1996

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

10/10/96

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Sep/3/96

DATE: Sep. 6, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

81	454
82	475
83	
84	
87	
88	
90	

RBS:sp

BRUCE2/DEPRM/TXTSBP

MC 1450

BALTIMORE COUNTY, MARYLAND
ELECTRICAL INSPECTION FEE SCHEDULE
EFFECTIVE APRIL 1, 1992

MINIMUM FEE FOR ELECTRICAL PERMITS IS \$17.00

PERMIT EXPIRATION

A permit shall expire one year from the date it was issued unless it is extended, in which case it can only be extended for one additional year. The maximum duration of an electrical permit is two years.

ROUGH WIRING

All switches, receptacles, and lights to be counted as outlets:

FIXTURES	
1 to 50 outlets . . . \$17.00	1 to 50 fixtures . . . \$17.00
For each additional 25 outlets or fraction thereof . \$ 3.00	For each additional 25 fixtures or fraction thereof . \$3.00

COMPLETED INSTALLATIONS, where wiring and fixtures are installed and can be inspected on one visit, apply rough wiring schedule based on total number of outlets.

FEES - NEW RESIDENCE - FLAT RATE - INCLUDES ALL APPLIANCES & SERVICE

Not over 100 amp. service	\$44.00
Not over 200 amp. service	\$52.00
Over 200 amp. service	\$57.00

FEES - NEW APARTMENTS - INCLUDES ALL APPLIANCES - SERVICE ADDITIONAL

1 to 5 - Use Rough Wiring & Fixture Schedules, Service Additional
6 or more - \$17.00 per apartment, Service Additional

ADDITIONS & REMODELING - Use Rough Wiring and Fixture Schedules.
Appliances such as electric ranges, range tops, ovens, air conditioners, water heaters, disposals, dishwashers, dryers, water pumps, electric heating units, etc., installed in dwelling occupancies: a charge of \$5.00 will be made for the first unit 20 KW or less, and \$2.00 for each additional unit or outlets.

INDUSTRIAL AND COMMERCIAL EQUIPMENT - such as air conditioners, motors, generators, commercial heaters, transformers, capacitors, welders and similar devices:

Secondary Fee	
Single unit or group not exceeding 5 motors whose total capacity does not exceed 1 HP or KW . . .	\$17.00 -- \$5.00
1 HP to 40 HP, KW or KVA	\$17.00 -- \$5.00
Over 40 HP to 75 HP, KW or KVA	\$17.00 -- \$6.00
Over 75 HP, KW or KVA	\$17.00 -- \$7.00

NOTE: Where above motor fees exceed \$75.00 and inspections can be completed within 90 days of filing application, apply 50% of the above fees for the amount over \$75.00.

NEW SERVICE - RELOCATION OR CHANGE IN SERVICE

Not over 400 amps	\$17.00
Over 400, not over 800 amps	\$25.00
Over 800 amps	\$43.00

INVESTIGATION FEE

Whenever any work for which a permit is required under this code has been commenced without authorization of such permit, a special investigation shall be made before a permit may be issued for such work. In addition to the regular permit fee, an investigation fee of \$43.00 shall be collected.

MODULAR HOMES OR PREFABRICATED STRUCTURES

Must bear a sticker of approval from the U.S. federal government, the state, a national testing facility, or other recognized inspection bureau. When this sticker is in evidence, a flat rate of \$43.00 will be charged.

TRANSFORMERS, VAULTS - OUTDOOR ENCLOSURES
OUTDOOR SUB-STATIONS

Not over 200 KVA	\$19.00
Over 200 to 500 KVA	\$21.00
Over 500 KVA	\$28.00

NOTE: Above applied to each bank of transformers.

SWIMMING POOLS

Bonding \$17.00
Filters & Pool Lights (Use fixture & appliance schedule)

REINSPECTION OR REINTRODUCTION OF CURRENT

Charge is in relation to amount of supervision, but no less than \$43.00
Any equipment not heretofore approved, the schedule covering classification to apply used.

ADDITIONAL INSPECTIONS

For reported correction of defects found in original installation (after notice of correction and second inspection) \$17.00

ELECTRIC SIGNS

Electric discharge sign lighting systems, charge based on amp. rating of each sign:
0 to 10 amp. \$17.00
Each additional 5 amp. or fraction thereof . \$ 7.00
For incandescent signs, divide total number of sockets by "4": applying rough wiring schedule for each sign,
minimum fee. \$17.00

Charge for each combination incandescent and gas tube sign to be computed by adding charge for each class.

ELEVATOR INSTALLATIONS

Single unit, non-automatic, 1 to 20 HP each \$17.00
Single unit, non-automatic, Over 20 HP: apply primary motor schedule.
Automatic elevators: Add \$5.00 to primary motor schedule.

RADIO OR TV APPARATUS

Minimum fee \$17.00
PROTECTIVE SIGNALING SYSTEMS, SOUND OR TIME SYSTEMS OUTLETS, TELEPHONES

1 to 15 devices \$17.00
Each additional 5 \$ 3.00

TEMPORARY INSTALLATIONS AND DECORATIVE DISPLAYS
Temporary installations for carnivals, Christmas decorations, halls churches, etc., where inspection is on a one-time basis, apply the following fees:

1 to 10 KW \$17.00
11 to 25 KW \$21.00
26 to 50 KW \$28.00
Over 50 KW \$34.00

Where inspection is not on a one-time basis, Special Services below:

SPECIAL SERVICES

Special services (such as annual inspections, hospital operating floors, motion picture equipment, mobile homes, etc.) and/or conditions not provided for in the schedule shall be charged for on the basis of time required.
Minimum fee \$17.00

Temporaries and inspections requested after the first inspection, when work was not ready, EACH \$43.00

Issuance of duplicate certificate . . . \$ 3.00

PRE-PURCHASE AND USE POSTCARD PERMITS (\$17.00) FOR SIMPLE, ONE-ITEM INSPECTIONS.



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

8-30-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 082 (CAM)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: September 11, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 15239 Jarrettsville Pike

INFORMATION:

Item Number: 82

Petitioner: Walker Property

Property Size:

Zoning: RC-2

Requested Action: Administrative Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Staff supports the applicants' efforts to restore the barn; however, any future conversion for dwelling purposes should be restricted.

Prepared by:

Division Chief:

AFK: JL

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PETITION PROBLEMS

#81 --- RT

1. Need authorization for person to sign for legal owner.
2. Need title of person signing for contract purchaser.

#82 --- CAM

1. No review information on bottom of petition form.

#85 --- MJK

1. Can't read printed name of contract purchaser.

#87 --- JLL

1. Need telephone number for attorney.

#88 --- JLL

1. Need authorization for person who signed for attorney.
2. Need telephone number for legal owner.

#93 --- JCM

1. No hardship or practical difficulty on petition form.
2. Notary section is incomplete.

MICROFILMED

8/27/96

97-79-A

JARRETTSVILLE

PIKE

Small

ALLISON ROAD

ROAD

Jarrettville Pike
Allison Road

Vertical Map 1"=1000'

1"=100' May 4, 1990

Zoning Plat

#18223 Jarrettville Pike

Monkton, MO 21111

Scott D. Wallace & wife

REF:

10th District

6th Courthouse District

Zoned RC-2

Tax Acct # 22-00-013297

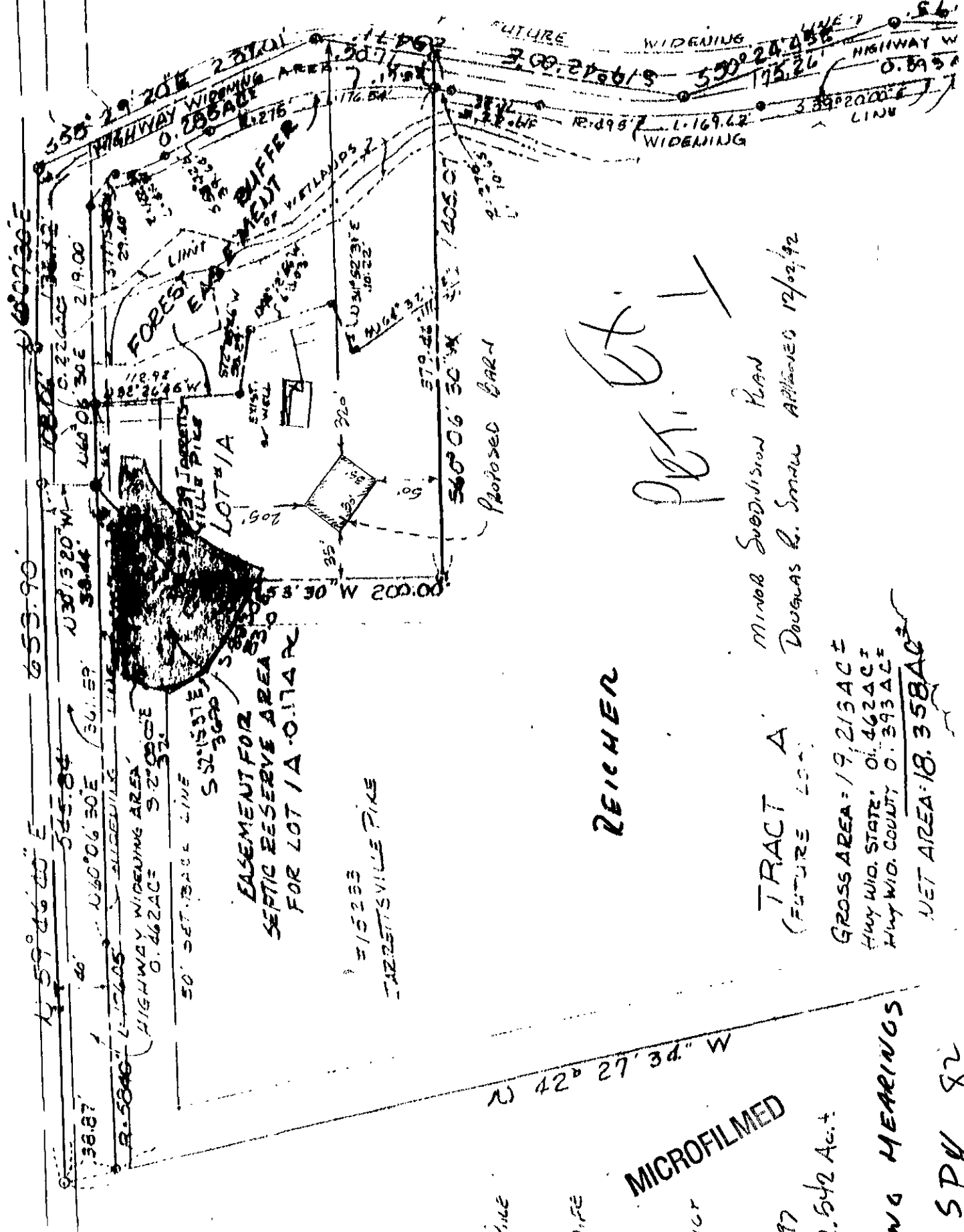
Total Area of Lot = 2.542 Ac.

Known Zoning Hearings

92-246-SP4 82

MICROFILMED

N 42° 27' 34" W



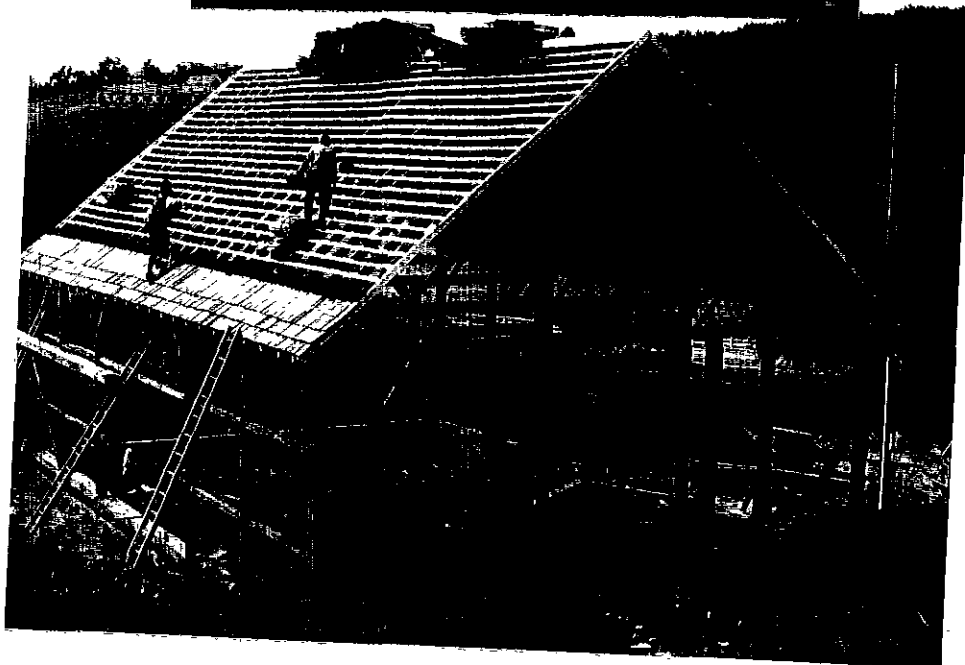
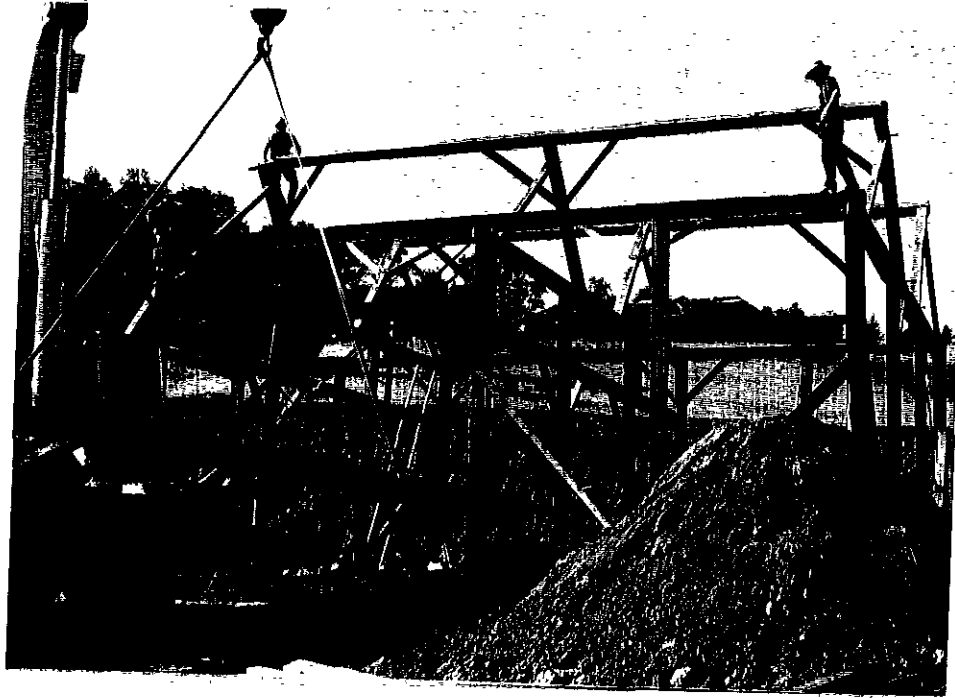
REICHER

Plat. 1

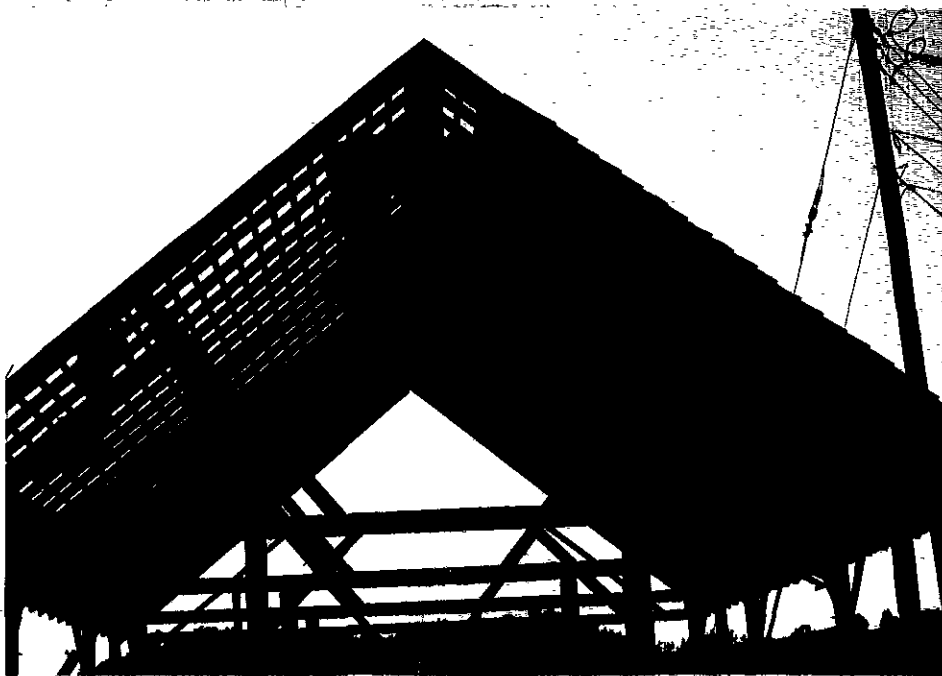
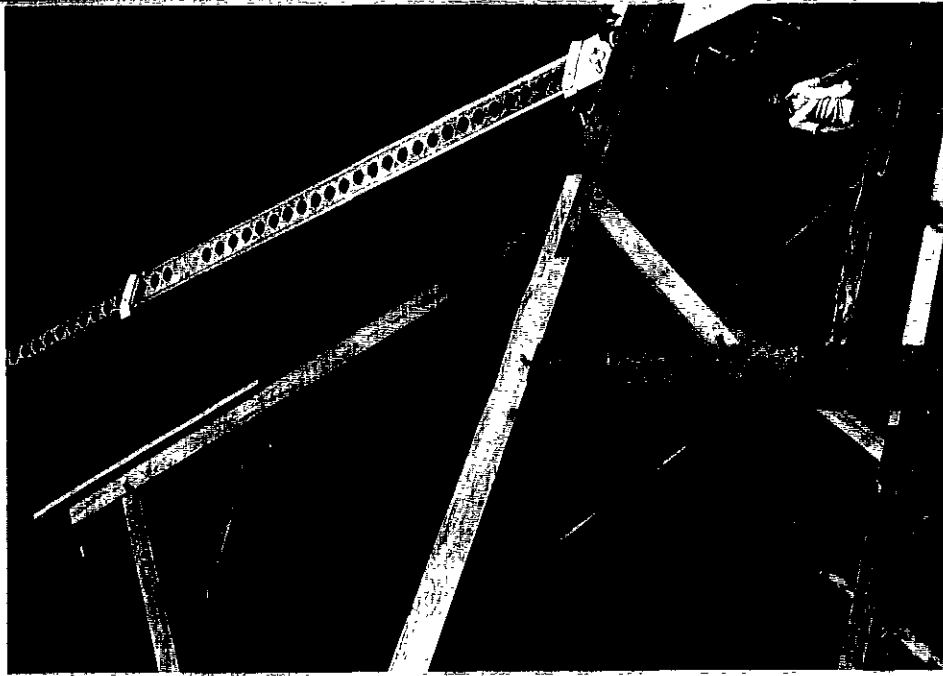
TRACT A
(FUTURE LOT)
Minor Subdivision Plan
Dennis R. Smith Approved 12/02/92

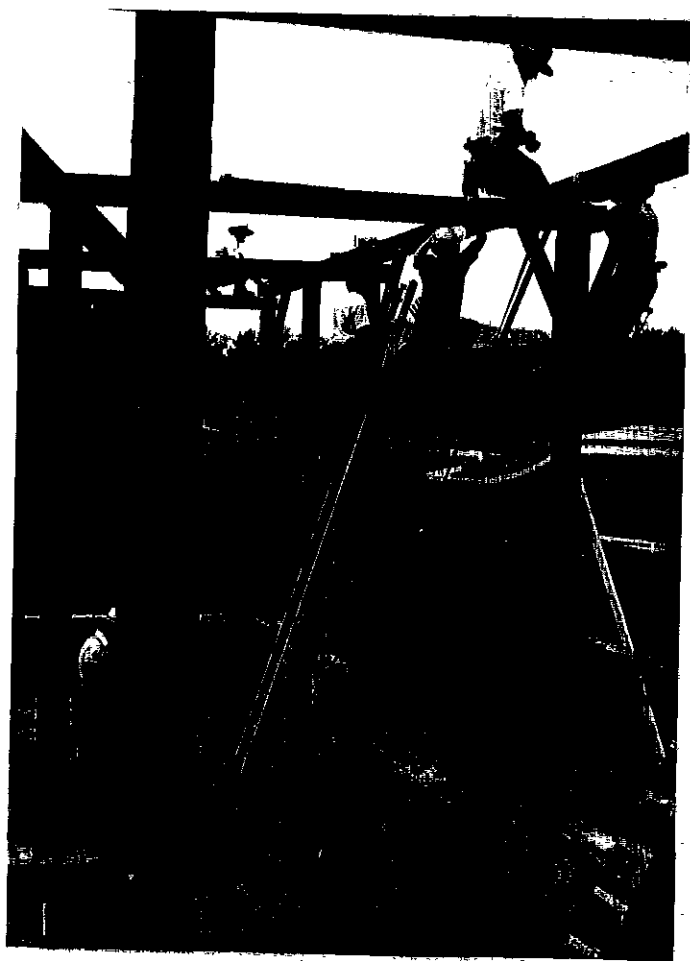
GROSS AREA = 19,213 AC ±
Hwy WID. STATE = 0.462 AC ±
Hwy WID. COUNTY = 0.393 AC ±
NET AREA = 18.358 AC ±

97-79-A

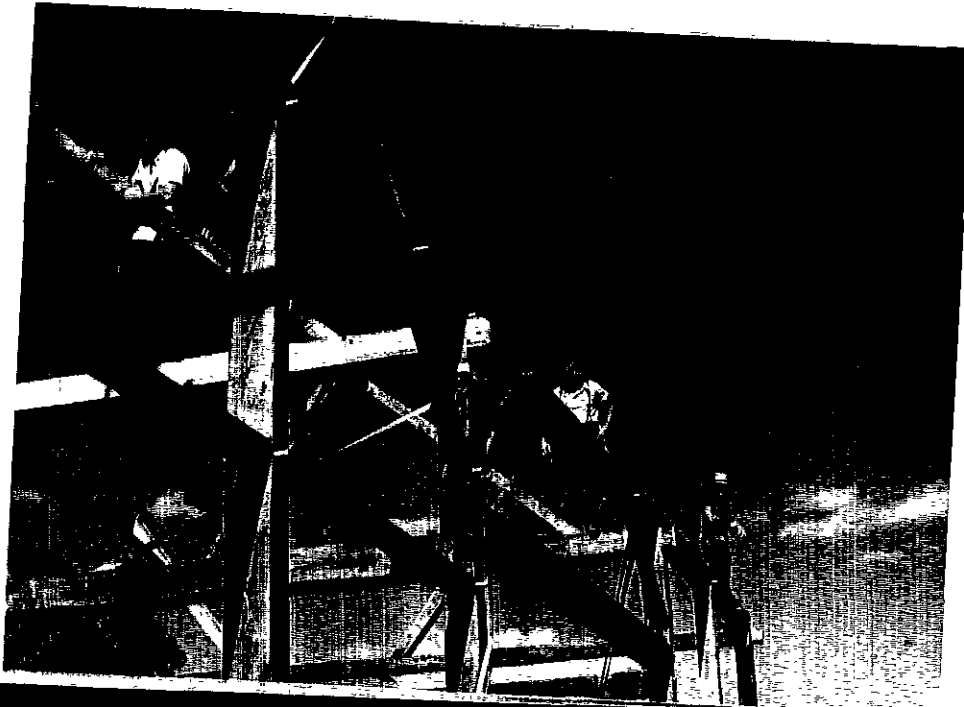


MICROFILMED





97-79-A



MICROFILMED

97-79-H



MICROFILMED

BALTIMORE COUNTY, MARYLAND
ICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 150296
47-79

DATE _____ ACCOUNT _____

AMOUNT \$ _____

RECEIVED
FROM:

SENATE 7103 MT. ULSTER RD.

FOR:

RV +
SIGN

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 82 Petitioner: SCOTT D. WALKER

Location: 15239 JARRETSVILLE PK

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SCOTT D. WALKER

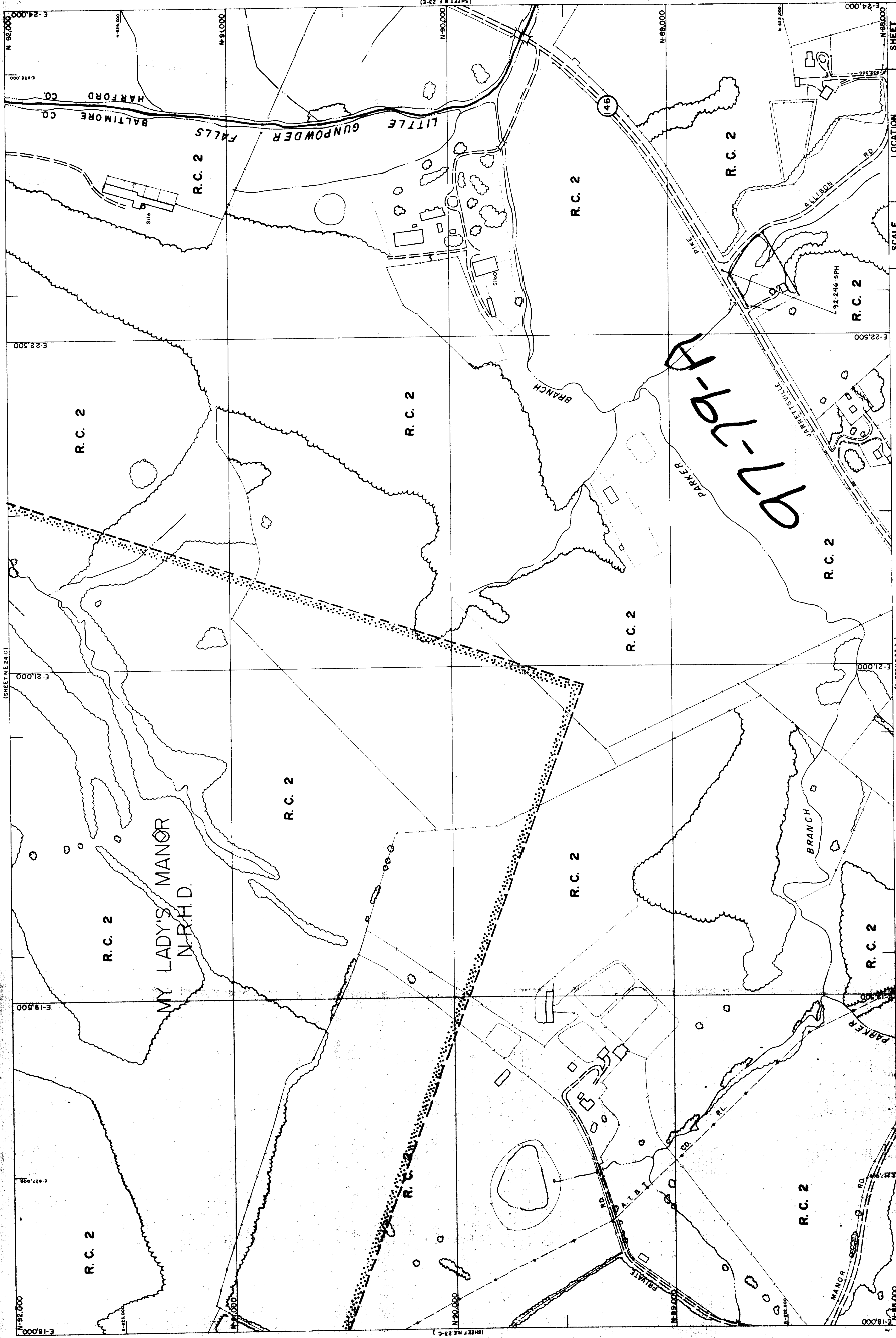
ADDRESS: 15239 JARRETSVILLE PK

MONKTON, MD 21111

PHONE NUMBER: 410-683-6951

MICROFILMED





BALTIMORE COUNTY		1992 COMPREHENSIVE ZONING MAP		SCALE 1" = 200' ±	LOCATION PARKER BRANCH AND LITTLE GUNPOWDER FALLS	SHEET N. E. 23-D
OFFICE OF PLANNING AND ZONING		Adopted by the Baltimore County Council Oct. 15, 1992 Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92				
OFFICIAL ZONING MAP		<i>William A. Howard</i> Chairman, County Council		DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

EE - SE
EE - NE



97-79-A

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	PARKER BRANCH AND LITTLE GUNPOWDER FALLS	N. E. 23-D
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED

IN RE: PETITION FOR ADMIN. VARIANCE
SW/corner Jarrettsville Pike
and Allison Road
(15239 Jarrettsville Pike)
10th Election District
6th Councilmanic District
Scott D. Walker
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-79-A
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 15239 Jarrettsville Pike, located in the vicinity of the Little Gunpowder Falls near the Baltimore County/Harford County Line in Monkton. The Petition was filed by the owner of the property, Scott D. Walker. The Petitioner seeks relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of approximately 25 feet in lieu of the maximum permitted 15 feet for the proposed restoration of an existing barn. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that

comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of September, 1996 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of approximately 25 feet in lieu of the maximum permitted 15 feet for the proposed restoration of an existing barn, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The barn shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

- 2 -

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

September 17, 1996

(410) 887-4386

Mr. Scott D. Walker
15239 Jarrettsville Pike
Monkton, Maryland 21111

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/corner Jarrettsville Pike and Allison Road
(15239 Jarrettsville Pike)
10th Election District - 6th Councilmanic District
Scott D. Walker - Petitioner
Case No. 97-79-A

Dear Mr. Walker:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Printed with Soy-based Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 15239 JARRETTSVILLE PIKE
which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) Sec 400.3 to ALLOW AN ACCESSORY STRUCTURE A HEIGHT OF APPROXIMATELY 25' IN LIEU OF THE MAXIMUM 15'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

RESTORATION OF BARN THINNER THAN
SIZE OF 15' INHABITED DWELLING (SEE BACK)

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

With this petition, petitioner and affiant, under the penalties of perjury, that they are the legal owner(s) of the property which is the subject of this petition.
(Legal Owner(s))
Contact Person: Scott D. Walker
Address: 15239 JARRETTSVILLE PIKE
City: MONKTON State: MD Zip: 21111
Signature: Scott D. Walker
Signature: Scott D. Walker
Signature: ANNE J. WALKER
Signature: ANNE J. WALKER
Address: 15239 JARRETTSVILLE PIKE
City: MONKTON State: MD Zip: 21111
Name: ANNE J. WALKER Address and phone number of representative to be contacted: 410-683-6951

A Public Hearing having been requested and/or found to be required, it is ordered that the Zoning Commissioner of Baltimore County, in accordance with the provisions of the Zoning Law of Baltimore County, shall hold a public hearing on the petition for a Variance from Section(s) Sec 400.3 to ALLOW AN ACCESSORY STRUCTURE A HEIGHT OF APPROXIMATELY 25' IN LIEU OF THE MAXIMUM 15' on the property and placement of a notice in at least one newspaper of general circulation in the County.

REVIEWED BY: _____ DATE: _____
FORWARDED FOR FILING: _____

Printed with Soy-based Ink
on Recycled Paper

ITEM # 82

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) swear competently to testify therein in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does do presently reside at: 15239 JARRETTSVILLE PIKE
City: MONKTON State: MD Zip: 21111

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance at the above address: (please type or print clearly)
ANTIQUE BARN IS TALLER THAN
EXISTING STRUCTURES. My wife and I own
and have been using the barn as a place to store
and place things since we have owned the property. We are not
using the barn for any other purpose. The
barn is all about 25 feet high. It is a
very old barn and it is in good condition.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.
Scott D. Walker
Scott D. Walker
ANNE J. WALKER

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 7 day of May, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Scott D. Walker

the Affiant(s) herein, personally known to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal
5/7/96
George R. Walker
My Commission Expires April 1, 1999

Property Description 97-79-A
Beginning at the intersection of the center line of Jarrettsville Pike with the center line of Allison Road, thence running along the center of Allison Road South 55 degrees 29 minutes 20 seconds East 237.01 feet and South 19 degrees 42 minutes East 91.06 feet thence running South 60 degrees 06 minutes 30 seconds West 405.07 feet, North 19 degrees 53 minutes 30 seconds West 200.00 feet, North 19 degrees 25 minutes 00 seconds East 98.70 feet and North 30 degrees 13 minutes 20 seconds West 38.44 feet to the center of Jarrettsville Pike thence along the center of Jarrettsville Pike North 59 degrees 46 minutes 40 seconds East 108.06 feet and North 60 degrees 07 minutes 30 seconds East 136.12 feet to the place of beginning.

Containing 2.542 acres of land, more or less. Also Known as 15239 Jarrettsville Pike and located in the 10th Election District, 6th Councilmanic District.

82

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: _____ Date of Posting: 8/3/96
Posted for: Admin. Variance
Petitioner: Walker
Location of property: 15239 Jarrettsville Pike
Location of Sign: Front yard
Remarks: _____
Posted by: Wages Plan Date of return: _____
Number of Signs: 1



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 82 Petitioner: SCOTT D. WALKER
Location: 15239 JARRETTSVILLE PIKE
PLEASE FORWARD ADVERTISING BILL TO:
NAME: SCOTT D. WALKER
ADDRESS: 15239 JARRETTSVILLE PIKE
MONKTON, MD 21111
PHONE NUMBER: 410-683-6951

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on Recycled Paper

12



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-79-A (Item 82)
15239 Jarrettsville Pike
4/2 Allison and 5/6 Jarrettsville Pike
10th Election District - 6th Councilmanic
Legal Owner(s): Scott D. Walker and Anne J. Walker

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reminder regarding the administrative process.

1) Your property will be posted on or before September 1, 1996. The closing date (September 16, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon

Arnold Jablon
Director

cc: Scott D. Walker

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 13, 1996

Mr. Scott D. Walker
15239 Jarrettsville Pike
Monkton, MD 21111

RE: Item No.: 82
Case No.: 97-79-A
Petitioner: Scott Walker

Dear Mr. Walker:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 8, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Rubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCB/re
Attachment(s)

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on Recycled Paper

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 09/05/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 03, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 82, 83, 85, 86, 88, 90, 91 AND 93.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Sept 6, 96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Sept 13, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

81
82
83
84
87
88
90
454
475

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Commissioner

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. CE2 (CAM)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: September 11, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 15239 Jarrettsville Pike

INFORMATION:

Item Number: 82

Petitioner: Walker Property

Property Size:

Zoning: RC-2

Requested Action: Administrative Variance

Hearing Date: 10/1/96

SUMMARY OF RECOMMENDATIONS:

Staff supports the applicants' efforts to restore the barn; however, any future conversion for dwelling purposes should be restricted.

Prepared by: *Jeffrey M. Long*

Division Chief: *Cary L. Kerner*

AFK:JL

PETITION PROBLEMS

#81 --- RT

1. Need authorization for person to sign for legal owner.
2. Need title of person signing for contract purchaser.

#82 --- CAM

1. No review information on bottom of petition form.

#85 --- MJK

1. Can't read printed name of contract purchaser.

#87 --- JLL

1. Need telephone number for attorney.

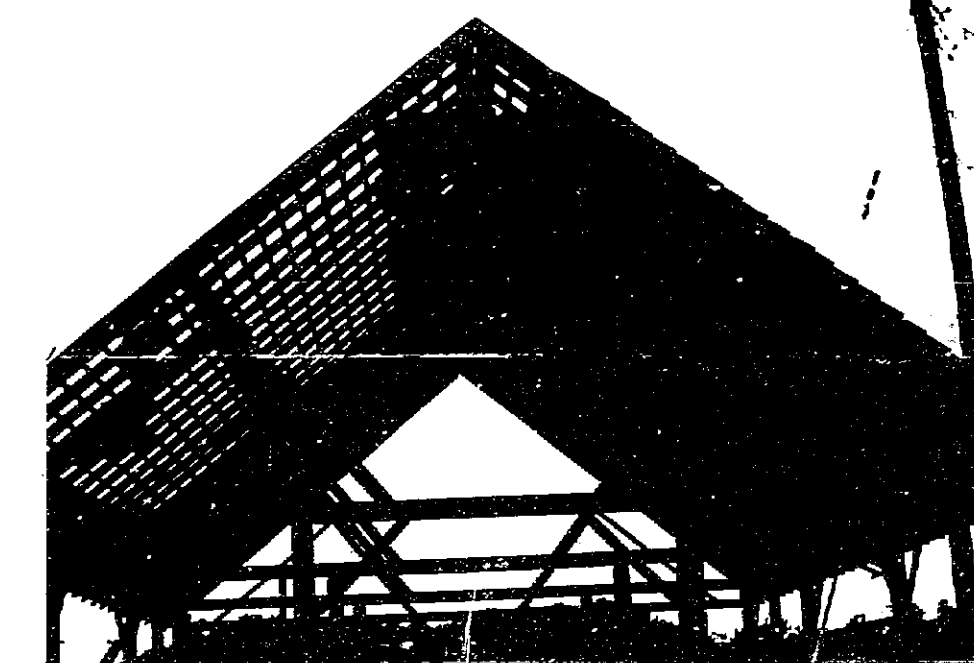
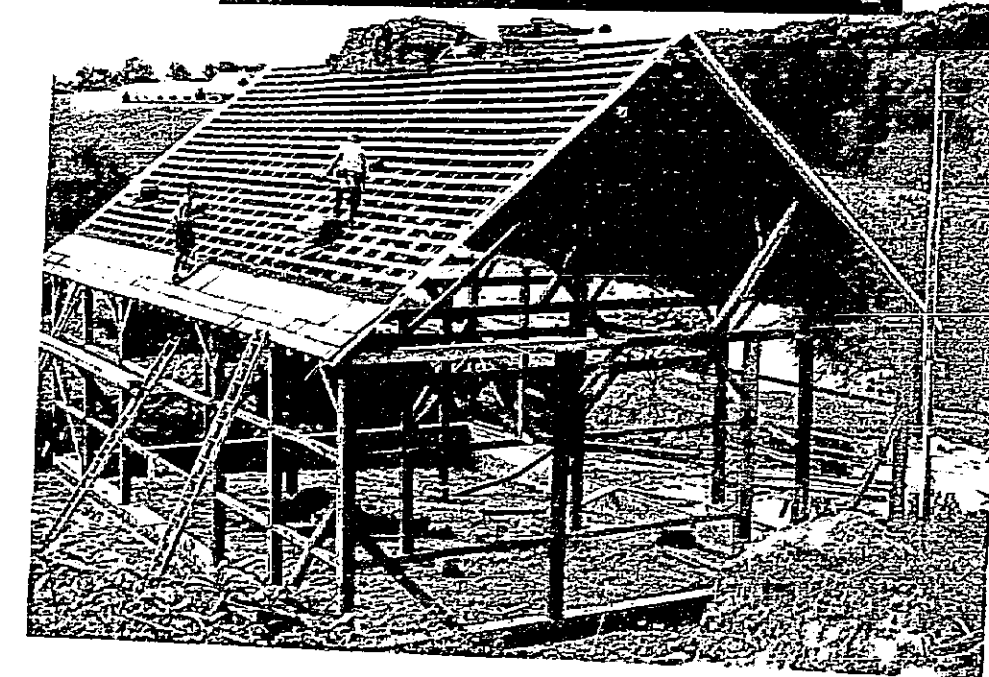
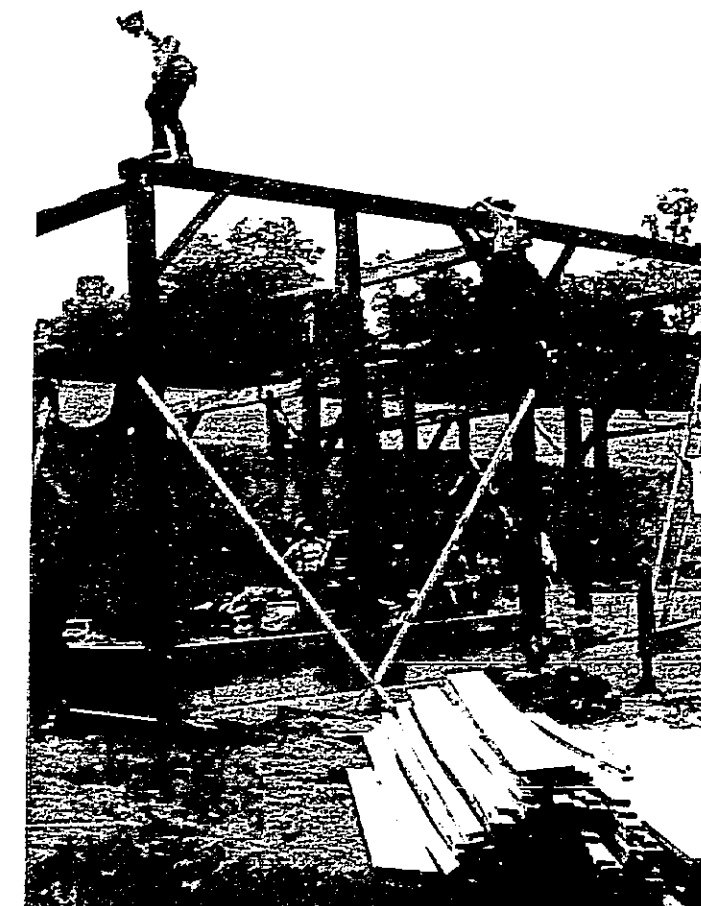
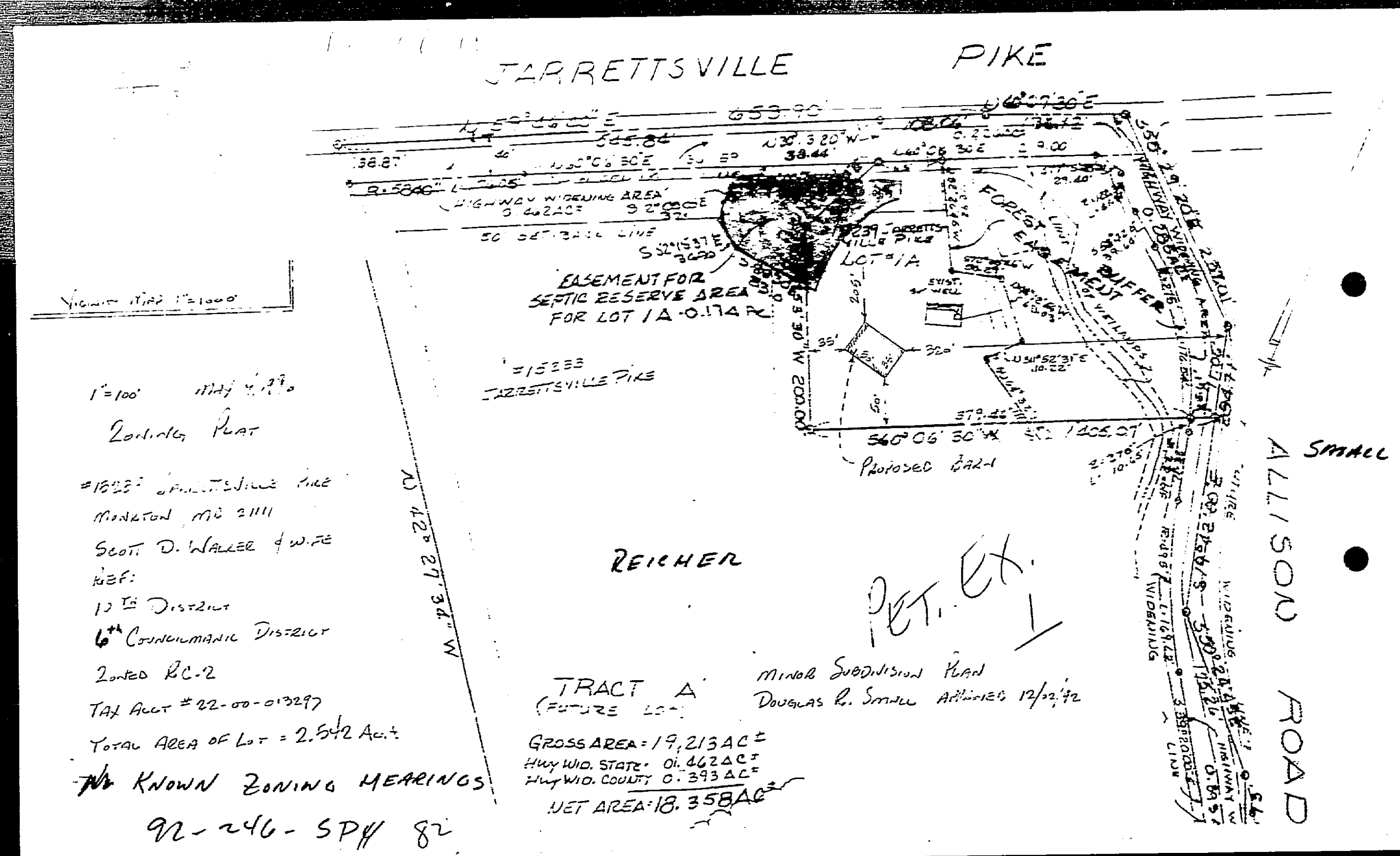
#88 --- JLL

1. Need authorization for person who signed for attorney.
2. Need telephone number for legal owner.

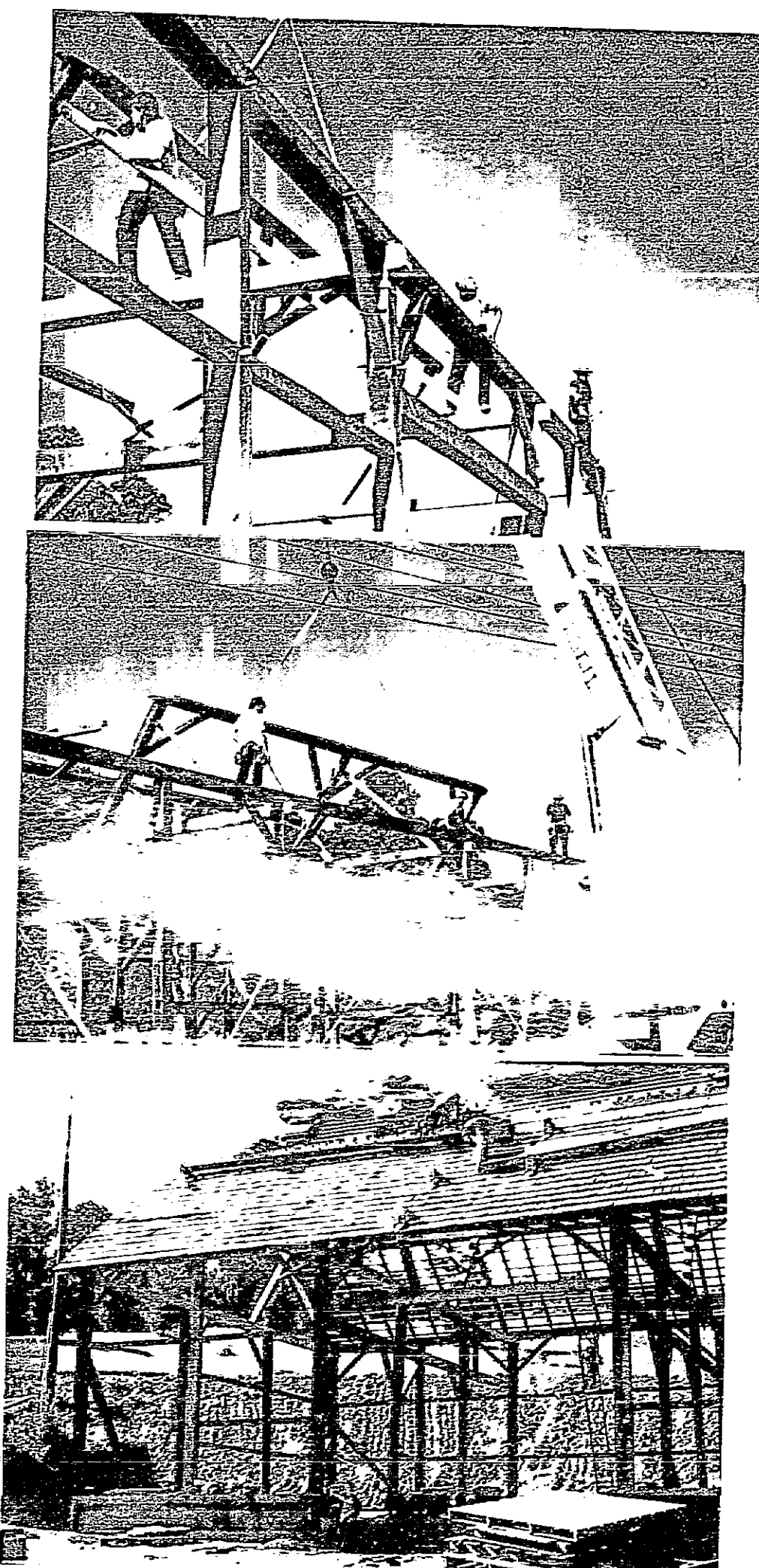
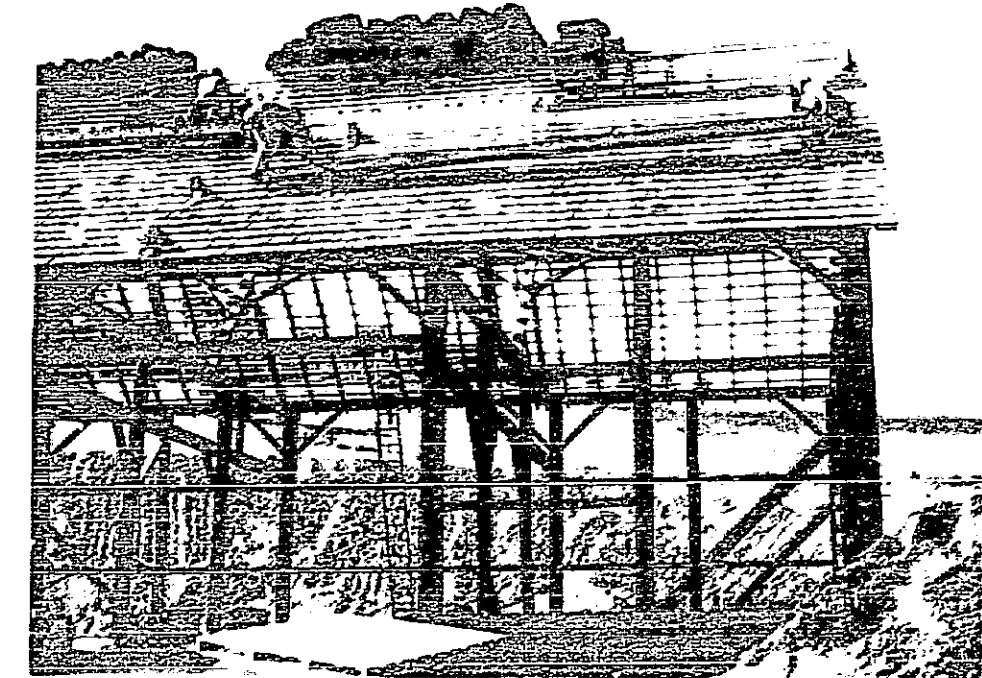
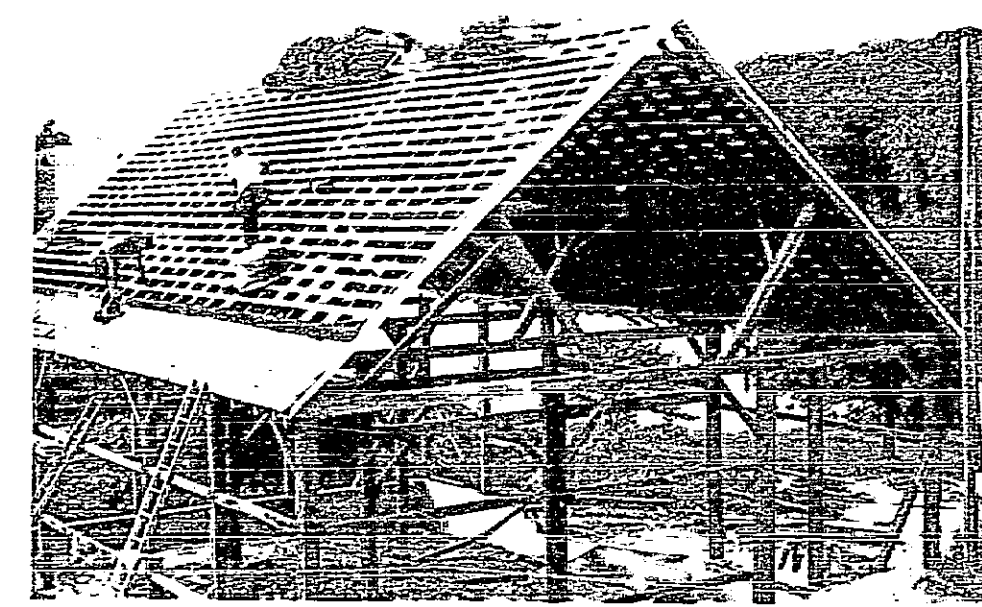
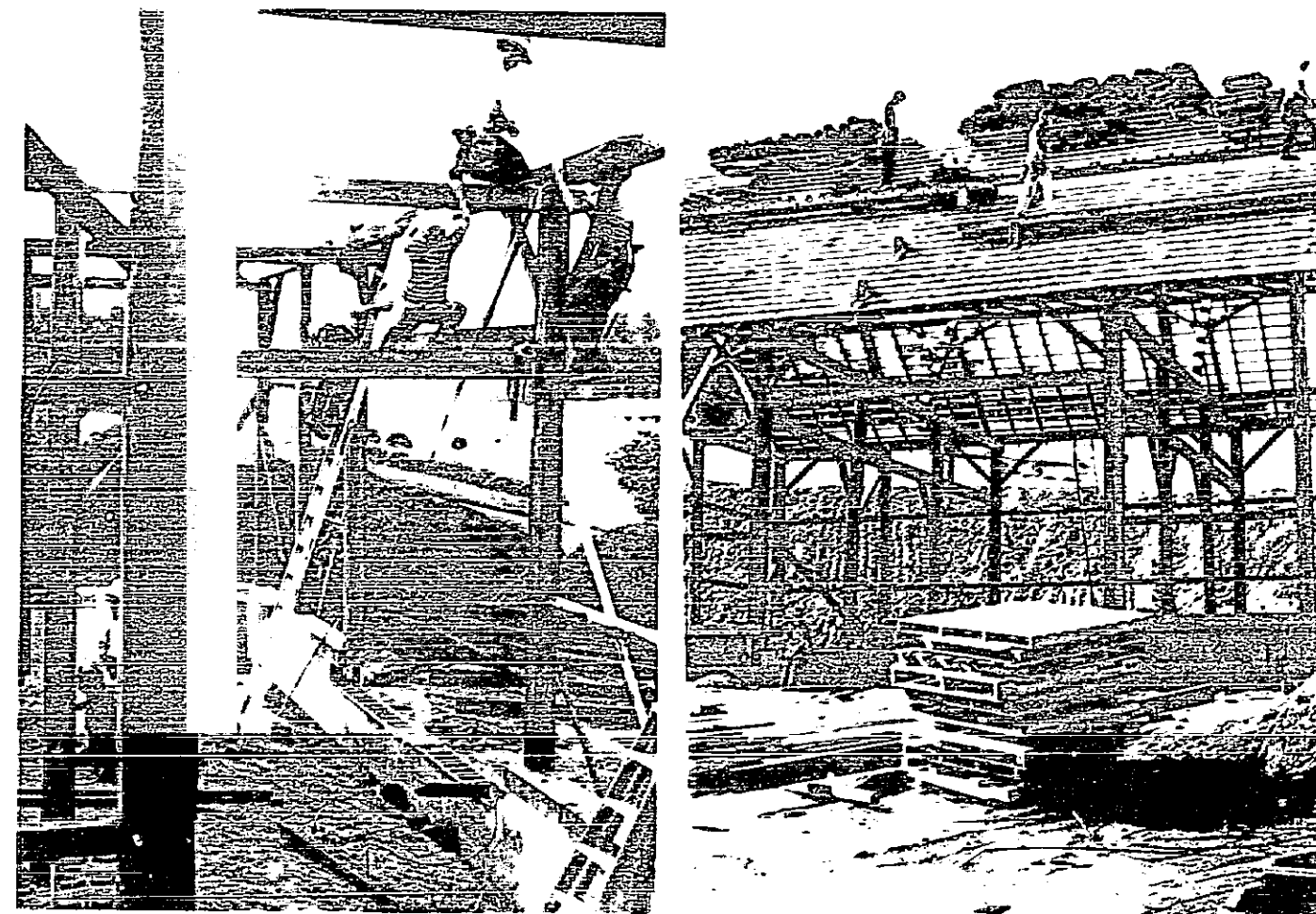
#93 --- JCM

1. No hardship or practical difficulty on petition form.
2. Notary section is incomplete.

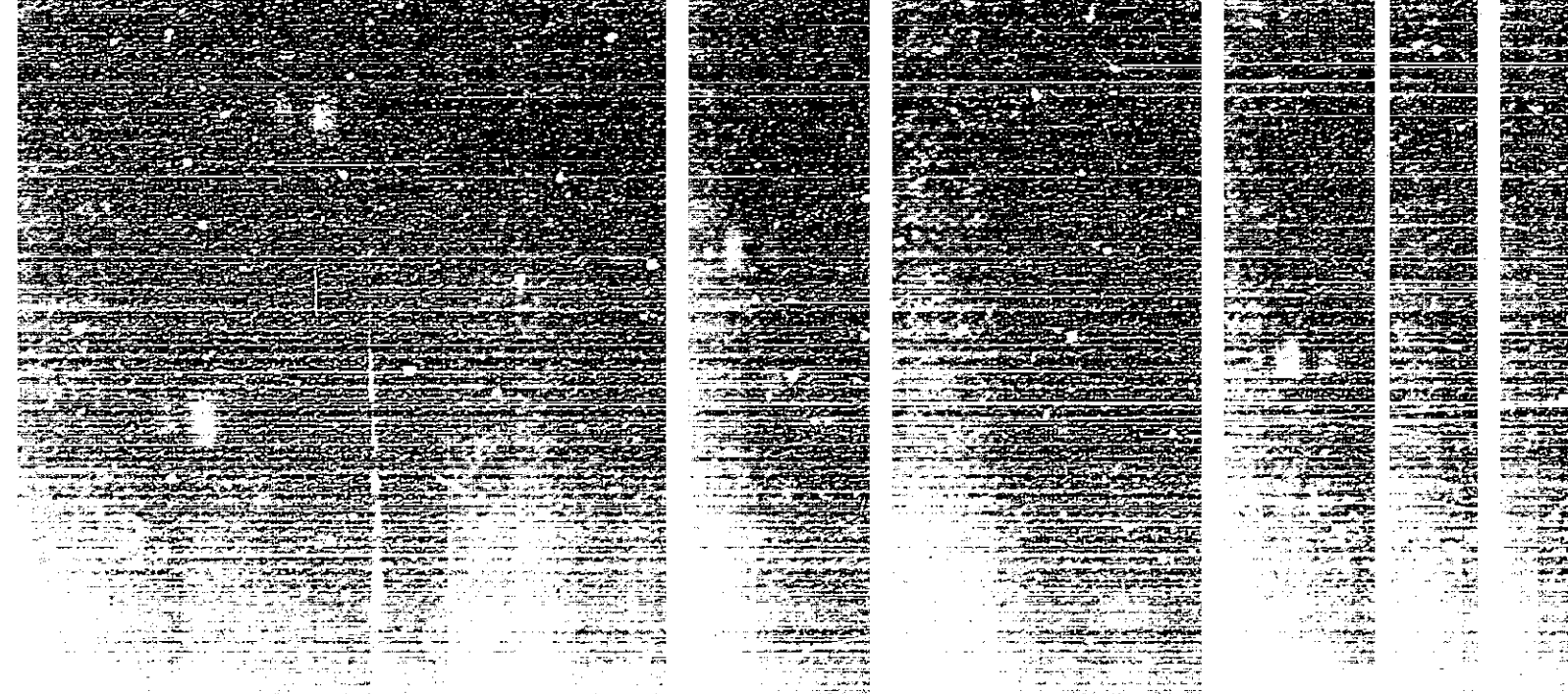
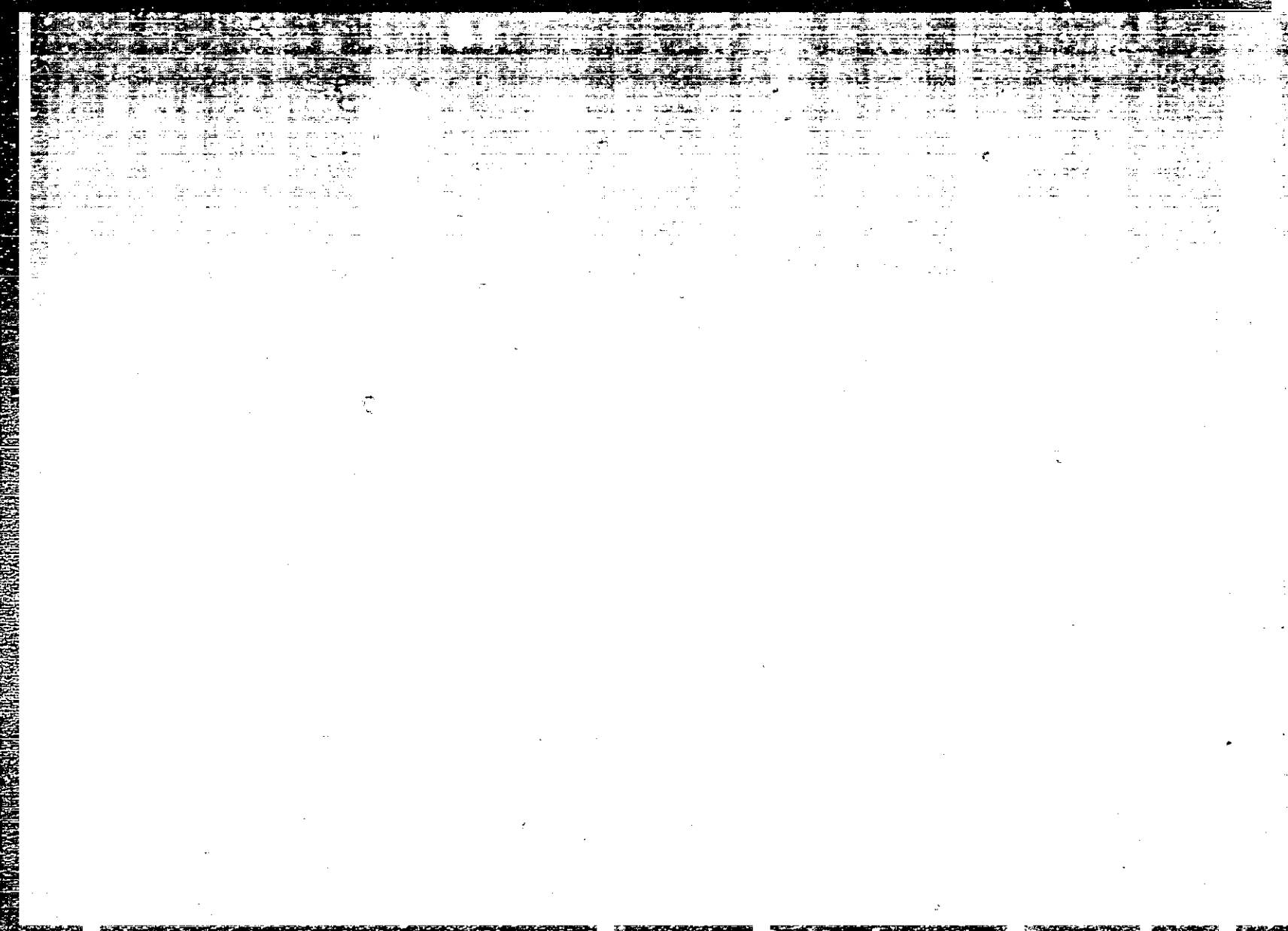
8/27/96

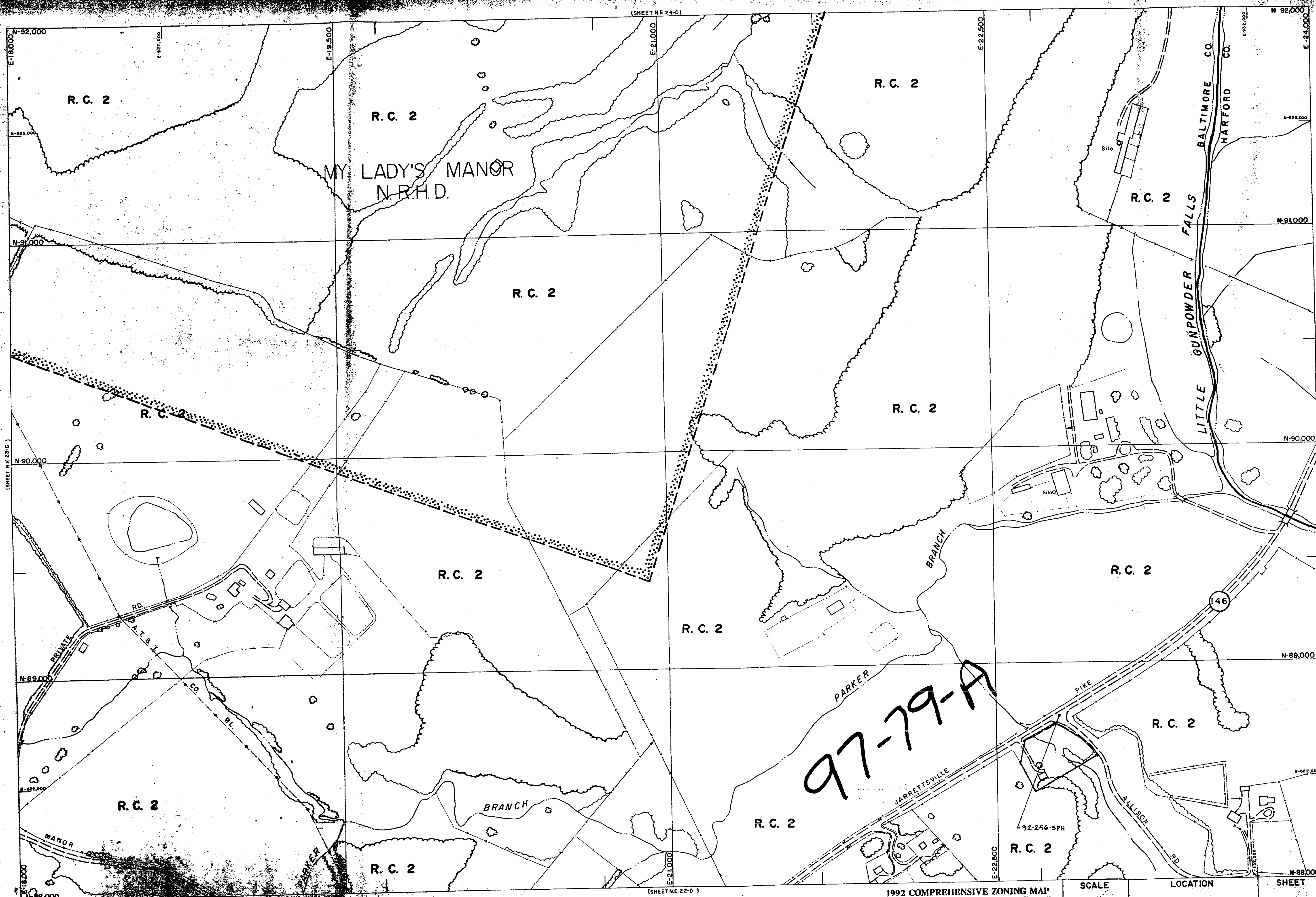


-79-A



-79-A





EE-SE
EE-NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAPHIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21202

SEE Nos. 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Baltimore County Council

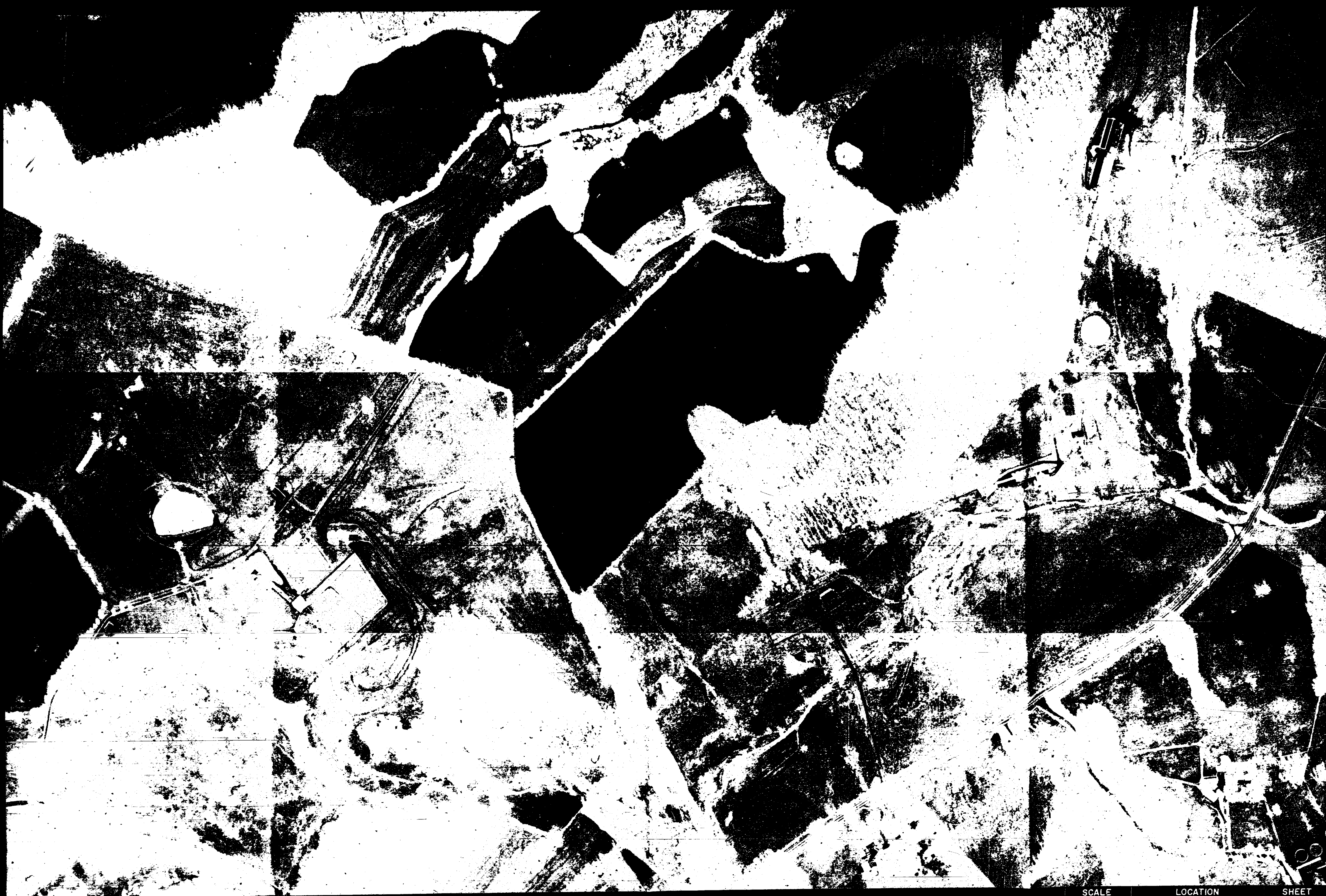
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	PARKER BRANCH AND LITTLE GUNPOWDER FALLS	N.E. 23-D
DATE OF PHOTOGRAPHY		
JANUARY 1986		

97-79-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	PARKER BRANCH AND LITTLE GUNPOWDER FALLS	N. E 23-D
DATE OF PHOTOGRAPHY JANUARY 1986		

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401